PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37015
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Juan D. Claybrooks Patricia Ann Sweat & Walter E. Sweat 622 Poplar Place Nashville, TN 37216	Leader Federal Bank for Savings P.O. Box 2926 Memphis, TN 38101-2926

TAX MAP-PARCEL NUMBERS: 061-05-A 60 12DZ 97063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Juliet M. Green Strauser, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Juan D. Claybrooks, a one-half interest and to Patricia Ann Sweat spouse, Walter E. Sweat a one-half interest as tenants by the entireties, the half interests, as they relate to one another, to be held in joint tenancy with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 86 on the plan of Poplar Glen, Condominium Site Plan, Phase III, of record in Book 6900, page 826, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Juliet M. Green, unmarried, by deed from Fox Ridge Homes, Inc. of record in Book 9539, page 942, said Register's Office. The said Juliet M. Green has since married and is now known as Juliet M. Green Strauser.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7534, Page 591 as amended in Book 7548, page 612, Book 7733, page 880 and re-recorded in Book 7734, page 478, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Jeff Strauser, the spouse of Juliet M. Green Strauser, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 622 Poplar Place, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of October, 1995.

Juliet M. Green Strauser — **Juliet M. Green Strauser**

Jeff Strauser — **Jeff Strauser**

State of Tennessee
County of Davidson

On this 19th day of October, 1995, before me the undersigned authority, personally appeared **Juliet M. Green Strauser and Jeff Strauser**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 66300.00

Affiant

Sworn and subscribed before me on the 19th day of October, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

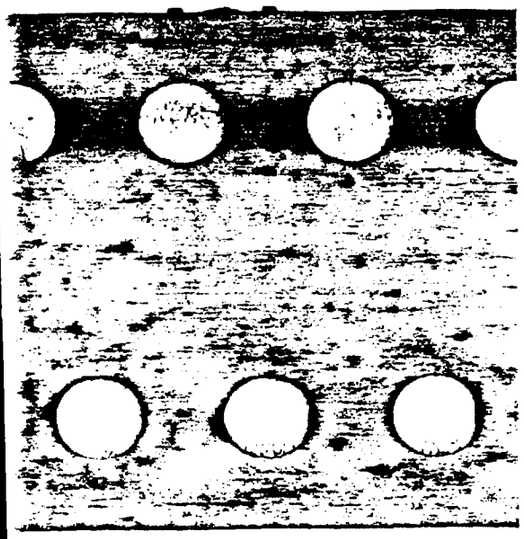
My Commission Expires: _____ Notary Public

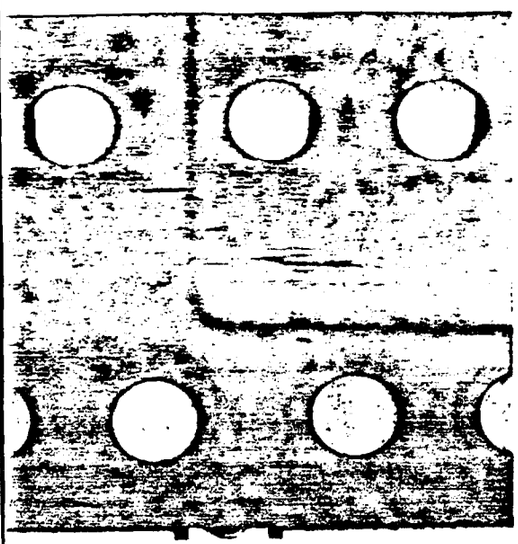
95 OCT 24 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0115321

IDENTIFICATION REFERENCE

RECD 10/24 0101 03CHECK 254.31





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9836 PG 382

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 66300.00
CON TX 245.31
PRFEE 1.00
REL 8.00
TOTAL 254.31
CHECK 254.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/24/95 01 10:12 0001 0138

0115321
IDENTIF. & REFERENCE

95 OCT 24 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 968826